Bryan Davies & Associates
SELLING HOMES 7 DAYS A WEEK

4 MOSTYN STREET
LLANDUDNO
LL30 2PS

(01492) 875125

47 PENRHYN AVENUE
RHOS ON SEA, COLWYN BAY
LL28 4PS

(01492) 544551

AUCTIONEERS
●
ESTATE AGENTS

email: llandudno@bdahomesales.co.uk

email: rhos@bdahomesales.co.uk

Please contact Llandudno Office

£249,000

Morwenna Luxury Holiday Apts, 20 Chapel Street, Llandudno, LL30 2SY

This Is A Beautifully Upgraded Mid-Terraced Three-Storey Property in 4 Luxury Holiday Apartments with a licensed bar on the ground floor. Situated in the town centre close to all the amenities. the Accommodation briefly comprises:- porch; hall; ground floor apartment no 1, hall; open plan lounge/kitchen/dining room; twin bedroom; three-piece shower room. Door from the hall leads to a licensed bar leading to owners kitchen area and three-piece bathroom and a bedroom on the first floor; 3/4 landing with room 4 (can be used in conjunction with apartment 1 or 2) double sized with en-suite shower room; first floor landing; apartment 2, hall; open plan lounge/kitchen/dining room; four-poster double bedroom and en-suite three-piece shower room; separate owners office; second floor apartment 3, hall; lounge; separate kitchen; double sized bedroom with en-suite three-piece shower room; apartment 4, small sitting room/kitchen; separate bedroom on the 3/4 landing which is double sized and has an en-suite three-piece shower room. Outside - there is a paved patio garden to the front and a covered rear courtyard.

The Property Features:-
UPVC Double Glazed Windows
Electric Heating
Four Star Luxury Holiday Flats for Apt 1 & 2
Three Star for Apt 3 & Two Star for Apt 4
Beautifully Furnished as a going concern

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The Accommodation Comprises:-

CANOPIED ENTRANCE, GLAZED FRONT DOOR TO:-

PORCH
Dado rail, coved ceiling, inner glazed front door to:-

RECEPTION HALL
Dado rail, coved ceiling, meter cupboard, wall mounted electric panel heater, double glazed door to:-

Inner Hall with understairs storage cupboard.

LOUNGE/BAR - EPC=F
3.68m x 3.63m (12'1" x 11'11") Inglenook with exposed brick arch with marble hearth and electric coal effect stove, wall mounted Samsung TV, built-in storage cupboards, display shelving, bar with optics and shelving, dishwasher, mini-fridge/freezer and wash hand basin with Heatstore hot water heater, UPVC double glazed window, door to:-

REAR PORCH AREA
With UPVC double glazed door to rear.

OWNERS KITCHEN
3.84m x 2.40m (12'7" x 7'10") Maximum with fitted base, wall, drawer and corner display units in white with inset single drainer sink unit and mixer tap, integrated Creda electric oven and 4-ring gas hob with cooker hood, extractor fan, wall and floor tiling, recessed down lighters.

THREE-PIECE TILED BATHROOM
A white suite comprising panel bath, WC., extractor fan, ladder style towel rail, floor tiling, UPVC double glazed window.

A door from the Rear Porch Area leads to an enclosed staircase and to:-

First Floor

BEDROOM
3.99m x 2.45m (13'1" x 8'0") Maximum, with eaves storage cupboard, UPVC double glazed window, radiator, cupboard housing gas fired central heating and hot water boiler (for owners area only).

GROUND FLOOR APARTMENT 1 (4 STAR) - EPC=F

HALL

OPEN PLAN LOUNGE/DINING ROOM/KITCHEN
5.71m x 4.32m (18'9" x 14'2") Into UPVC double glazed bay window, wall mounted Dimplex heater, picture rail, coved ceiling and decorative cornice, wall mounted flat screen Toshiba TV., Kitchen Area with fitted beech effect base, wall and drawer units with round edged worktops, inset single drainer sink unit, integrated electric oven and 4-ring ceramic hob with cooker hood over, fridge and mini-dishwasher, wall tiling.

BEDROOM
4.28m x 2.72m (14'1" x 8'11") Twin - with wall mounted Sharp TV, freestanding wardrobes and drawers with matching bedside cabinets, wall mounted electric heater, UPVC double glazed window.

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TILED THREE-PIECE SHOWER ROOM
Tiled cubicle with Heat-Store Aqua Plus electric shower, wash hand basin with hot water heater, WC., shaver light and mirror, floor tiling, spotlights, ladder style towel rail.

A staircase from the reception Hall leads to:-

3/4 LANDING
Coved ceiling, dado rail, wall mounted electric heater.

ROOM 4 (can be used in conjunction with Apt 1 or 2) - EPC=D
Wall mounted Sharp TV,, wall mounted electric heater, UPVC double glazed window.

EN-SUITE TILED SHOWER ROOM
With tiled shower stall and Aqua electric shower, ladder style towel rail, decorative tiled floor, extractor fan.

SEPARATE LOW-FLUSH WC
With decorative tiled floor, UPVC double glazed window, electric radiator, towel rail.

First Floor Landing
Wall mounted electric heater, coved ceiling.

APARTMENT 2 (4 STAR) - EPC=E

HALL

OPEN PLAN LOUNGE/DINING ROOM/KITCHEN
5.51m x 3.65m (18'1" x 12'0") Into UPVC double glazed bay window.

LOUNGE AREA
With wall mounted pebble effect electric fire, wall mounted Samsung TV., picture rail, coved ceiling.

KITCHEN AREA
With light maple effect fronted, base, wall and drawer units with round edged worktops, inset single drainer sink unit and mixer tap, integrated Belling electric oven and 4-ring ceramic hob with stainless steel cooker canopy over, Slimline Beko dishwasher and Hotpoint fridge, wall and floor tiling, under unit lighting.

BEDROOM
4.03m x 3.24m (13'3" x 10'8") With four-poster bed, triple wardrobe and matching bedside units, panelled ceiling with recessed down lighters, wall mounted electric heater, UPVC double glazed window.

EN-SUITE TILED THREE-PIECE SHOWER ROOM
With electric MX shower, wash hand basin, low-flush WC., floor tiling, shaver light and mirror, ladder style towel rail, extractor fan.

OFFICE (FOR OWNER)
4.18m x 2.35m (13'9" x 7'9") Coved ceiling with decorative cornice, UPVC double glazed window.

Second Floor Landing
Storage cupboard.

APARTMENT 3 (3 Star) - EPC=E

HALL

OPEN PLAN LOUNGE/DINING ROOM
3.76m x 3.46m (12'4" x 11'4") Samsung TV., wall mounted electric heater, UPVC double glazed window.

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KITCHEN
2.85m x 2.07m (9'4" x 6'9") Maximum, fitted range of maple effect base, wall and drawer units with round edged worktops, inset 1½ bowl sink unit and mixer tap, integrated electric oven, Hotpoint fridge and Slimline dishwasher, electric heater, wall and floor tiling, single glazed window, recessed spotlights.

BEDROOM
3.58m x 1.96m (11'9" x 6'5") Plus built-in wardrobe with mirror fronted sliding doors, electric heater, wall mounted Bush TV., electric heater.

EN-SUITE THREE-PIECE TILED SHOWER ROOM
Electric Redring shower, wash hand basin, WC., shaver light and mirror, ladder style towel rail, recessed down lighters.

APARTMENT 4 (2 Star) - EPC=E

LOUNGE/KITCHEN
3.77m x 2.62m (12'4" x 8'7") Wall mounted electric heater, UPVC double glazed window, Kitchen Area with beech effect base, wall and drawer units with round edged worktops and inset single drainer sink unit, electric oven and 4-ring ceramic hob, stainless steel canopy over, wall and floor tiling.

ON THE 3/4 LANDING IS THE BEDROOM FOR APARTMENT 4

BEDROOM & SHOWER ROOM (for Apt 4)
Comprises:-

SMALL HALL

DOUBLE SIZED BEDROOM
3.57m x 2.08m (11'9" x 6'10") Wall mounted TV, electric heater, UPVC double glazed window.

TILED THREE-PIECE SHOWER ROOM
Corner shower stall with MX electric shower, vanity wash hand basin, WC., wall and floor tiling, ladder style towel rail, recessed down lighters, UPVC double glazed window, extractor fan.

Outside

PATIO GARDEN TO FRONT

COVERED REAR COURYARD

Tenure
FREEHOLD

Council Tax Band (for private use)
A obtained via www.voa.gov.uk

RATEABLE VALUE (Business)
RV £5,500 - No rates payable at the present due to 100% relief for small businesses.

E P C Range from D to F

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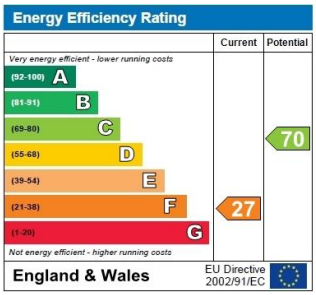
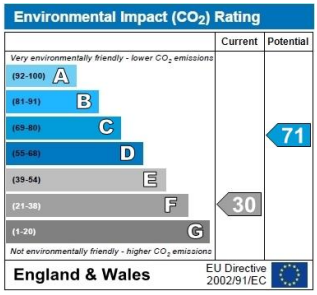
DIRECTIONS:
From our Llandudno Office proceed North up Mostyn Street and at the Millennium Clock roundabout turn left onto Gloddaeth Street then third left onto Chapel Street and the property is on your left hand side within 40 yards. 18/06/13 Rev 09/12/14





LLANDUDNO OFFICE OPENING HOURS

Monday to Friday: 8.30 a.m to 5.30 p.m.
Saturday: 8.30 a.m to 4.00 p.m.
Sunday: 1.00 p.m. To 3.00 p.m.

Ref: 1632

We will be pleased to arrange a viewing of this Home

01492 875125 or 01492 544551

e mail: llandudno@bdahomesales.co.uk

For clarification, we wish to inform prospective buyers that we have listed the details of this property as a general guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Room sizes should not be relied upon for carpets and furnishings.